

# LEGEND

- SET BRASS DISK IN CONCRETE STAMPED "L.S. 4587" IN MONUMENT WELL
- FD. 2" I.P. TAGGED "L.S. 4587" PER MB 10/11 UNLESS OTHERWISE NOTED
- BUILDING SETBACK LINE

NOTE: REBAR & CAP STAMPED "L.S. 4587" OR LEAD AND TACK TAGGED "L.S. 4587" AT ALL LOT CORNERS, ANGLE POINTS, BC, EC, PRC, AND PCC POINTS ON ALL LOT LINES ON OR BEFORE 6/30/91.

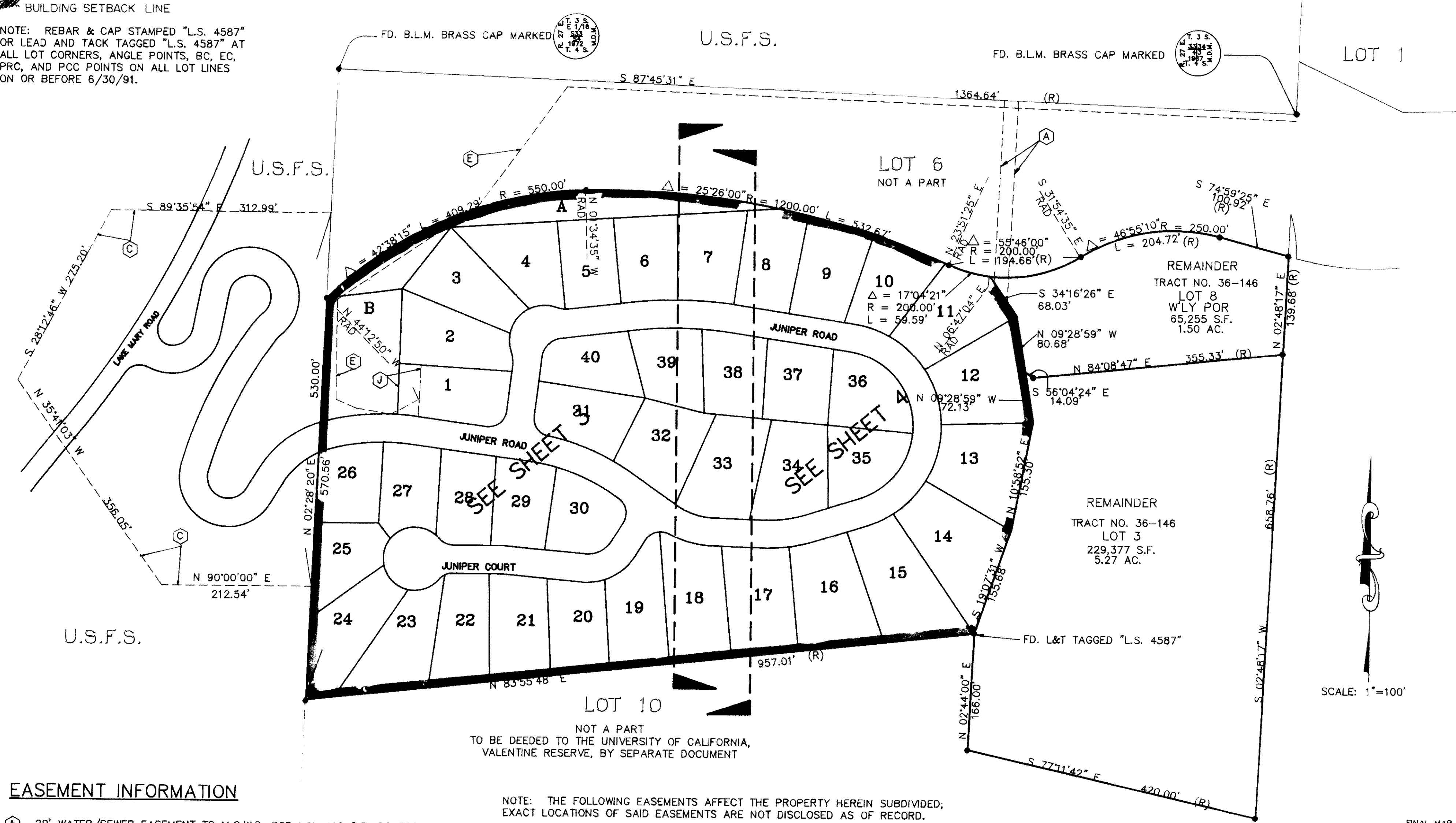
(R) = FINAL MAP TRACT NO. 36-146, MAP BOOK 10 PAGE 11 THROUGH 11G

## BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SECTION LINE ON THE NORTH PROPERTY LINE OF LOT 6, TRACT 36-146, SHOWN HEREON AS N 87°45'31"W AS GIVEN ON MAP RECORDED IN BOOK 10 OF TRACT MAPS, PAGE 11C.

## AREA INFORMATION

AREA IN LOTS 1-40	11.19 ac.
AREA IN LOTS A & B	0.91 ac.
AREA IN ROADS	2.10 ac.
TOTAL AREA	14.20 ac.



## EASEMENT INFORMATION

- (A) 20' WATER/SEWER EASEMENT TO M.C.W.D. PER VOL 499 O.R. PG 582
- (C) U.S.F.S. ROAD USE PERMIT PL.94-579, ACT OF 10/21/76
- (E) EASEMENT TO M.C.W.D. & S.C.E. PER 255/364 & 365/41 O.R.
- (J) 30' EASEMENT FOR UTILITY PURPOSES TO THE PUBLIC

NOTE: THE FOLLOWING EASEMENTS AFFECT THE PROPERTY HEREIN SUBDIVIDED; EXACT LOCATIONS OF SAID EASEMENTS ARE NOT DISCLOSED AS OF RECORD.

- 107/232 A R/W FOR DITCHES OR CANALS CONSTRUCTED BY AUTHORITY OF THE UNITED STATES OF AMERICA.
- 107/239 C.L. 10' WIDE EASEMENT FOR EXISTING UNDERGROUND OR AERIAL COMMUNICATIONS FACILITIES TO CALIFORNIA INTERSTATE CO, ITS SUCCESSORS AND ASSIGNS.
- 107/244 C.L. 10' WIDE EASEMENT FOR EXISTING WATERLINE TO PINE CLIFF MANOR MUTUAL WATER COMPANY, ITS SUCCESSORS AND ASSIGNS.
- 108/8 C.L. 10' WIDE EASEMENT FOR EXISTING WATERLINE TO MAMMOTH CAMP TRACT WATER DISTRICT, ITS SUCCESSORS AND ASSIGNS.
- 111/97 C.L. 10' WIDE EASEMENT FOR EXISTING WATERLINE TO THE CITY OF LOS ANGELES DEPARTMENT OF PARKS AND RECREATION.
- 139/486 UNDISCLOSED WIDTH EASEMENT TO CONTINENTAL TELEPHONE COMPANY OF CALIFORNIA.

FINAL MAP --- JUNIPER RIDGE  
**TRACT NO. 36-168**  
 IN THE TOWN OF MAMMOTH LAKES  
 MONO COUNTY, CALIFORNIA  
 BEING A RESUBDIVISION OF A PORTION OF LOTS 3, 4, 8, AND 9  
 OF TRACT NO. 36-146 AS PER MAP RECORDED IN BOOK 10 OF  
 TRACT MAPS AT PAGES 11 THROUGH 11G IN THE OFFICE  
 OF THE MONO COUNTY RECORDER. LOCATED IN THE NORTHEAST  
 QUARTER OF SECTION 4, T.4S., R.27E., M.D.B.&M.